

Grantee: Chula Vista, CA

Grant: B-08-MN-06-0504

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-06-0504

Obligation Date:

04/09/2009

Grantee Name:

Chula Vista, CA

Award Date:

03/03/2009

Grant Amount:

\$2,830,072.00

Contract End Date:

03/03/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Angelica Davis

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Properties acquired through this program will be located in one of the designated census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Distribution and and Uses of Funds:

Funds will be used for planning/administration of the NSP program in carrying out activities such:

1. General acquisition;
2. Acquisition/rehabilitation for resale to eligible homebuyers; and,
3. Acquisition/rehabilitation for rental to very low income households (<50%AMI).

Definitions and Descriptions:**Low Income Targeting:**

Funds are programmed to target households earning no more than 120% of median income for the homebuyer assistance program. The rental program is targeted to households earning no more than 50% of median income.

Acquisition and Relocation:

Funds will be used to purchase vacant properties only. Relocation activities will not be undertaken.

Public Comment:

The City has adopted a Citizen Participation Plan which outlines the City's requirements to incorporate community input in all (NSP) related transactions such as Plan adoptions and or amendments. It is the City's practice to allow the public ample time to request, review and provide any input on the proposed use of funds.

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$2,830,072.00

Total CDBG Program Funds Budgeted	N/A	\$2,830,072.00
Program Funds Drawdown	\$175,985.12	\$2,488,673.20
Program Funds Obligated	(\$83,284.97)	\$2,729,096.98
Program Funds Expended	\$0.00	\$1,631,016.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$635,463.00	\$875,886.78
Program Income Drawdown	\$0.00	\$172,020.72

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$424,510.80	\$0.00
Limit on Admin/Planning	\$283,007.20	\$191,479.91
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$707,518.00	\$1,000,000.00

Overall Progress Narrative:

The City of Chula Vista continues to successfully administer the NSP program. To date, 8 properties have been purchased for the purpose of rehabilitating and reselling to income-eligible homebuyers. An additional property is currently in escrow to be purchased by the City. Of those 9 properties three have been resold. The funds were repaid to the City and will be used as program income for the same purpose. Two households have been assisted with direct financial assistance in the purchase of a home in NSP targeted/eligible areas. The rental projects have been completed. The purchase and rehabilitation of the multi family units have been leased to very low income households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1., Administration	\$0.00	\$191,480.00	\$191,479.91
2., SDHC-Acquisition/Rehab for Rental	\$0.00	\$1,000,000.00	\$1,000,000.00
3., Homebuyer Assistance	\$8,242.12	\$83,250.00	\$33,742.12
4., Acquisition/Rehab for Resell	\$167,743.00	\$1,487,624.95	\$1,263,451.17

Activities

Grantee Activity Number:	1. Administration
Activity Title:	Planning/Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1.

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

Benefit Type:

N/A

Completed Activity Actual End Date:
National Objective:

N/A

Responsible Organization:

City of Chula Vista, Redevelopment & Housing

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$283,007.00
Total CDBG Program Funds Budgeted	N/A	\$283,007.00
Program Funds Drawdown	\$0.00	\$191,479.91
Program Funds Obligated	(\$91,527.09)	\$191,479.91
Program Funds Expended	\$0.00	\$61,590.24
City of Chula Vista	\$0.00	\$61,590.24
City of Chula Vista, Redevelopment & Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

Activity Progress Narrative:

The City of Chula Vista continues to successfully administer the NSP program. Funds have been used to cover expenses associated with the fiscal management, contract compliance, loan underwriting, and environmental reviews.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3b. HomeBuyer-Felan
Activity Title:	Felan-Marble Canyon

Activity Category:

Acquisition - general

Project Number:

3.

Projected Start Date:

08/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

08/01/2011

Completed Activity Actual End Date:
Responsible Organization:

City of Chula Vista

Overall
Jan 1 thru Mar 31, 2011
To Date

Total Projected Budget from All Sources	N/A	\$9,000.00
Total CDBG Program Funds Budgeted	N/A	\$9,000.00
Program Funds Drawdown	\$8,242.12	\$8,242.12
Program Funds Obligated	\$8,242.12	\$8,242.12
Program Funds Expended	\$0.00	\$17,690.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used to provide financial assistance to an incom-eligible homebuyer.

Location Description:

Property is located at 1478 Marble Canyon Way in the eastern portion of the City in an NSP designated area.

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4a. Resell-General Funds

Activity Title: Resell

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

03/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resell

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Community HousingWorks

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,496,315.00
Total CDBG Program Funds Budgeted	N/A	\$1,496,315.00
Program Funds Drawdown	\$167,743.00	\$1,263,451.17
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community HousingWorks	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$635,463.00	\$635,463.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds under this project were used for the acquisition and rehabilitation of single family homes for the purpose of reselling to income-eligible homeowners. The properties purchased are located in NSP designated areas and the households purchasing the homes are first time homebuyers.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

A total of 8 properties have been purchased in NSP targeted/eligible areas in the City. Three of the properties have been resold to income-eligible homebuyers. A total of \$635,463 in program income has been returned to the City for the continuation of the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	10/10
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	2/10
Total acquisition compensation to	8	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	10/10
# of Singlefamily Units	8	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/10	3/10	100.00
# Owner Households	0	3	3	0/0	3/10	3/10	100.00

Activity Locations

Address	City	State	Zip
2127 Palo Alto Dirve	Chula Vista	NA	91914
244 Otay Valley Road	Chula Vista	NA	91911
1551 Caminito Zaragoza	Chula Vista	NA	91913
1544 Barberry Place	Chula Vista	NA	91915
298 Tiburon Drive	Chula Vista	NA	91914
1954 Caminito Alcala	Chula Vista	NA	91913
971 Somerset	Chula Vista	NA	91913
1287 Trapani Cove, #7	Chula Vista	NA	91913

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Cancelled-1
Activity Title:	Cancelled-1

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

05/13/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

05/13/2011

Completed Activity Actual End Date:
Responsible Organization:

Community HousingWorks

Overall
Jan 1 thru Mar 31, 2011
To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$243,382.64
Program Funds Expended	\$0.00	\$3,982.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	2/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/0
# of Singlefamily Units	0	1/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Cancelled-2

Activity Title: Cancelled-2

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

06/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

06/04/2011

Completed Activity Actual End Date:

Responsible Organization:

Community HousingWorks

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources

N/A

\$0.00

Total CDBG Program Funds Budgeted

N/A

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$262,508.63

Program Funds Expended

\$0.00

\$10,523.67

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$240,423.78

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period

Cumulative Actual Total / Expected

Total

Total

of Properties

0

3/1

of buildings (non-residential)

0

1/0

of Parcels acquired by

0

0/0

of Parcels acquired by admin

0

0/0

of Parcels acquired voluntarily

0

2/0

Total acquisition compensation to

0

1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Cancelled-8

Activity Title: Cancelled-8

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

08/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resell

Projected End Date:

08/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Chula Vista

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources

N/A

\$0.00

Total CDBG Program Funds Budgeted

N/A

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$167,743.00

Program Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Funds used for the acquisition and rehabilitation of a single family home for the purpose of reselling to an eligible homebuyer.

Location Description:

Property is located at 1444 Tobias in Chula Vista. This is in the southern portion of the City, in an NSP designated census tract.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	